

AMENDING OFFICIAL ZONING MAP

NORTHEAST QUADRANT OF OAKLAND AVENUE AND WARREN STREET

BE IT ORDAINED BY THE ZONING COMMISSION OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from Light Industrial to Conditional District – General Office High Intensity (subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) the area described as follows:

BEGINNING at a point in the intersection of the northern right-of-way line of Oakland Avenue and the eastern right-of-way line of Warren Street; thence along said eastern right-of-way line N01°40'10"E 212.15 feet to a point; thence S87°43'E 163.25 feet to a point; thence S83°01'20"E 111.06 feet to a point; thence S09°38'35"E 123.83 feet to a point in the northern right-of-way line of Oakland Avenue; thence crossing Oakland Avenue S09°38'35"E approximately 30 feet to a point in the southern right-of-way line; thence along said southern right-of-way line S76°52'50"W 308.33 feet to a point; thence crossing Oakland Avenue N01°40'10"E approximately 30 feet to the point and place of BEGINNING.

Section 2. That the rezoning of Light Industrial to Conditional District – General Office High Intensity is hereby authorized subject to the following use limitations and conditions:

- 1) All permitted uses under GO-H with the exception of tanning salons, junked motor vehicles, barber shops, beauty shops, and funeral homes and crematoriums.
- 2) Maximum height of new buildings three stories.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on November 28, 2005.